

Project Narrative
DC Ranch
Abandonment of Public Right of Way
associated with the
Relocation of the Horseshoe Canyon Gatehouse
Case # 484-PA-2001 #1

This request is for abandonment of public right of way associated with the relocation of the Horseshoe Canyon Gatehouse at DC Ranch. The proposal is to relocate the gatehouse approximately 835 feet west of the proposed location. Specifically, the gatehouse will be relocated to a location approximately 265 east of Thompson Peak Parkway on Horseshoe Canyon Drive. A section of Horseshoe Canyon Drive, east of Thompson Peak Parkway had been recorded as public right of way and now needs to be abandoned to facilitate the new Gatehouse location.

On March 7, 2002, the Development Review Board approved the site plan and elevations for the Horseshoe Canyon Gatehouse in Case Number 3-DR-2002. The Horseshoe Canyon Gatehouse has not been constructed. Based on planning decisions, the developer of DC Ranch has decided to privatize the area of land located at the northeast and southeast corners of the Thompson Peak Parkway and Horseshoe Canyon Drive intersection. In order to accomplish the privatization of such land, it is necessary to relocate the Horseshoe Canyon Gatehouse approximately 835 west of the previously proposed location. In addition, the new location of the Horseshoe Canyon Gatehouse took into consideration the need to provide vehicular stacking for east bound traffic on Horseshoe Canyon Drive. The area of the Horseshoe Canyon Gatehouse which requires visitors to stop is approximately 230 feet from Thompson Peak Parkway, thus providing adequate stacking for vehicles.

The abandonment will result in Horseshoe Canyon Drive being a private street from Thompson Peak Parkway east. Public pedestrian access will remain along the north side of Horseshoe Canyon Drive from Thompson Peak Parkway, east to the Linear Park.